

TENTATIVE PARCEL MAP NO. 066849

STAFF ANALYSIS
October 2, 2007 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Isaac Toveg, proposes to create two (2) single-family parcels on 2.17 gross acre piece of land. The subject property is currently vacant.

This project qualifies for a Class 15 Categorical Exemption in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. This project will have no significant environmental impact.

The proposed development is required to comply with all of the land use requirements and development standards imposed by the R-A-10,000 zoning district, of which it is a part

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located to the Northwest corner of the intersection of 133rd Street East and Avenue W-4, within the Antelope Valley East Zoned District and the unincorporated community of Pearblossom.

Physical Features: The subject property is approximately 2.17 gross acres in size. It is rectangular in shape with flat topography. The subject property currently contains only a small telecommunications support shed.

Access: The parcels will take access from 133rd Street East.

Services: Potable water will be supplied by the Los Angeles County Water Works District #40, a public water system, which guarantees water connection and service to the three units. Sewage disposal will be provided by individual private sewage disposal systems.

ENTITLEMENTS REQUESTED

Parcel Map: The applicant has requested the approval of Tentative Parcel Map No. 066849. The subdivision request is to create two (2) single-family parcels on a 2.17 gross acre piece of land.

EXISTING ZONING

The subject property is zoned R-A-10,000 (Residential Agriculture, 10,000 Square Feet Minimum Required Lot Area). The Surrounding zoning is also R-A-10,000 to the north, south, east, and west. The project design complies with the standards of R-A-10,000 zoning district.

EXISTING LAND USES

The subject property is currently vacant and is surrounded by single-family residential properties to the north, south, east, and west.

PREVIOUS CASE/ZONING HISTORY

The current R-A-10,000 zoning district zoning districts on the property became effective on July 30, 1957 following the adoption of Ordinance Number 7197 which modified the Antelope Valley East Zoned District.

Additionally, this project is a resubdivision of Lot 4 of Block 2 of Tract Map (TR) 10125, an approved subdivision.

GENERAL PLAN CONSISTENCY

The subject property is located within Category N2 (Non-Urban 2) of the Land Use Policy Map of the Antelope Valley Areawide General Plan ("Plan," a component of the Los Angeles County General Plan). This category allows for a maximum density of 1.0 dwelling units per gross acre. The applicant's proposal to create 2 single-family parcels represents a density of 0.92 dwelling units per acre. Therefore, the proposed development is consistent with the density allowed by the Plan.

PROJECT DESCRIPTION

Tentative Parcel Map No. 066849, dated January 22, 2007, depicts a subdivision of two (2) single-family parcels on a 2.17 gross acre property. The rectangular shaped subject property is currently vacant with flat topography.

The two parcels are depicted on the Tentative Parcel Map with frontage on 133rd Street East, on the east side of the property. The parcels are shown as being 157.5 feet wide and 300 feet deep, running east-west.

This project does not propose any grading at this time. All of the grading necessary to erect houses on the proposed parcels will need to be reviewed and approved as part of the plot plan review at the time of future development.

ENVIRONMENTAL DOCUMENTATION

1. This project qualifies for a Class 15 Categorical Exemption in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. This project will have no significant environmental impact.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Parcel Map dated January 22, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 30, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1000 feet of the subject property for a total of 60 notices.

The public hearing notice was published in The Antelope Valley Press on August 31, 2007 and La Opinion on September 1, 2007. Project materials, including a Tentative Parcel Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the Palmdale City Library on September 1, 2007. One hearing notice was posted on the subject property on September 2, 2007.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

2. At the time of writing, Regional Planning Staff has received one letter from a resident of Pearblossom objecting to the project proposal. This resident seemed concerned with crowding and requested that Avenue W-4 be improved with paving and with curbs and gutters.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the Plan and the R-A-10,000 zoning district. The subject property is surrounded by compatible uses and has access to County-maintained streets. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in a non-urban area and the proposed development is non-urban in nature. The site is vacant and has flat topography.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer adopt the Mitigated Negative Declaration with Mitigation Monitoring Program and approve Tentative Parcel Map No. 066849 with the attached findings and conditions.

Attachments:

- Factual
- GIS-NET Map
- Assessor's Map
- Thomas Brothers Guide Map Page
- Draft Findings
- Draft Conditions
- Correspondence
- Tentative Parcel Map No. 066849 dated January 22, 2007
- Land Use Map

SMT:JSH
9/27/07



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PARCEL MAP NO. 066849

RPC/HO MEETING DATE

10-2-07

CONTINUE TO

AGENDA ITEM

#4

PUBLIC HEARING DATE

October 2, 2007

APPLICANT Isaac Toveg		OWNER Isaac Toveg		REPRESENTATIVE -- --	
REQUEST Tentative Parcel Map: To create two (2) single-family parcels on a 2.17 gross acre property. The rectangular-shaped subject property is currently vacant.					
LOCATION/ADDRESS Northwest corner of 133rd Street East and Avenue W-4 [APN is 3037-017-012]			ZONED DISTRICT Antelope Valley East		
ACCESS 133 rd Street East and Avenue W-4			COMMUNITY Pearblossom		
			EXISTING ZONING R-A-10,000 (Residential Agriculture, 10,000 Square Feet Minimum Required Lot Area)		
SIZE 2.17 gross acres	EXISTING LAND USE Vacant		SHAPE Rectangular	TOPOGRAPHY Flat	
SURROUNDING LAND USES & ZONING					
North: Single Family Residential / R-A-10,000			East: Single Family Residential / R-A-10,000		
South: Single Family Residential / R-A-10,000			West: Single Family Residential / R-A-10,000		
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY	CONSISTENCY	
Antelope Valley Area Plan	N-2 (Non-Urban 2)		2 Dwelling Units	Yes	
ENVIRONMENTAL STATUS A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.					
DESCRIPTION OF SITE PLAN The tentative parcel map dated January 22, 2007 depicts a subdivision with two (2) single-family parcels on a 2.17 gross acre parcel of land. The subject property is currently vacant. Each parcel will be approximately 1.1 acres. No grading is proposed at this time.					
KEY ISSUES <ul style="list-style-type: none">None at time of writing.					

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights_____ Street Trees ☒ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☐ Sewer☒ Septic Tanks☐ Other _____☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

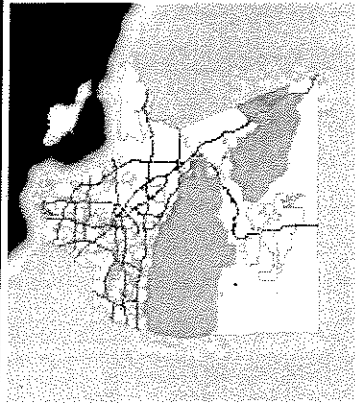
ISSUES AND ANALYSIS

TENT PM 066849



Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

- ☐ Los Angeles County Boundary
- ☐ Census Tract (2000)
- ☐ Assessor Map Book (AMB) boundary
- ☐ House Numbering Map (HNM) street grid
- ☐ USGS Quad Sheet grid
- ☐ The Thomas Guide page grid
- ☐ Community Standards District (CSD)
- ☐ CSD Area Specific Boundary
- ☐ Environmentally Sensitive Habitat Resource Area (ESHA)
- ☐ Significant Ecological Area (SEA)
- ☐ Section Line
- ☐ National Forest
- ☐ Equestrian District (EQD)
- ☐ Transit Oriented District (TOD)
- ☐ Zoned District (ZD)
- ☐ City Boundary and Names
- ☐ Parcel Boundary
- ☐ Supervisorial District Boundary
- ☐ Zoning (boundary)
- ☐ Other county boundary
- ☐ Unincorporated Area (shaded)



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3037 17
SCALE 1" = 100'

CODE 4679 — CODE 4716

660318
690425
REVISED
8-12-67
11-1-61
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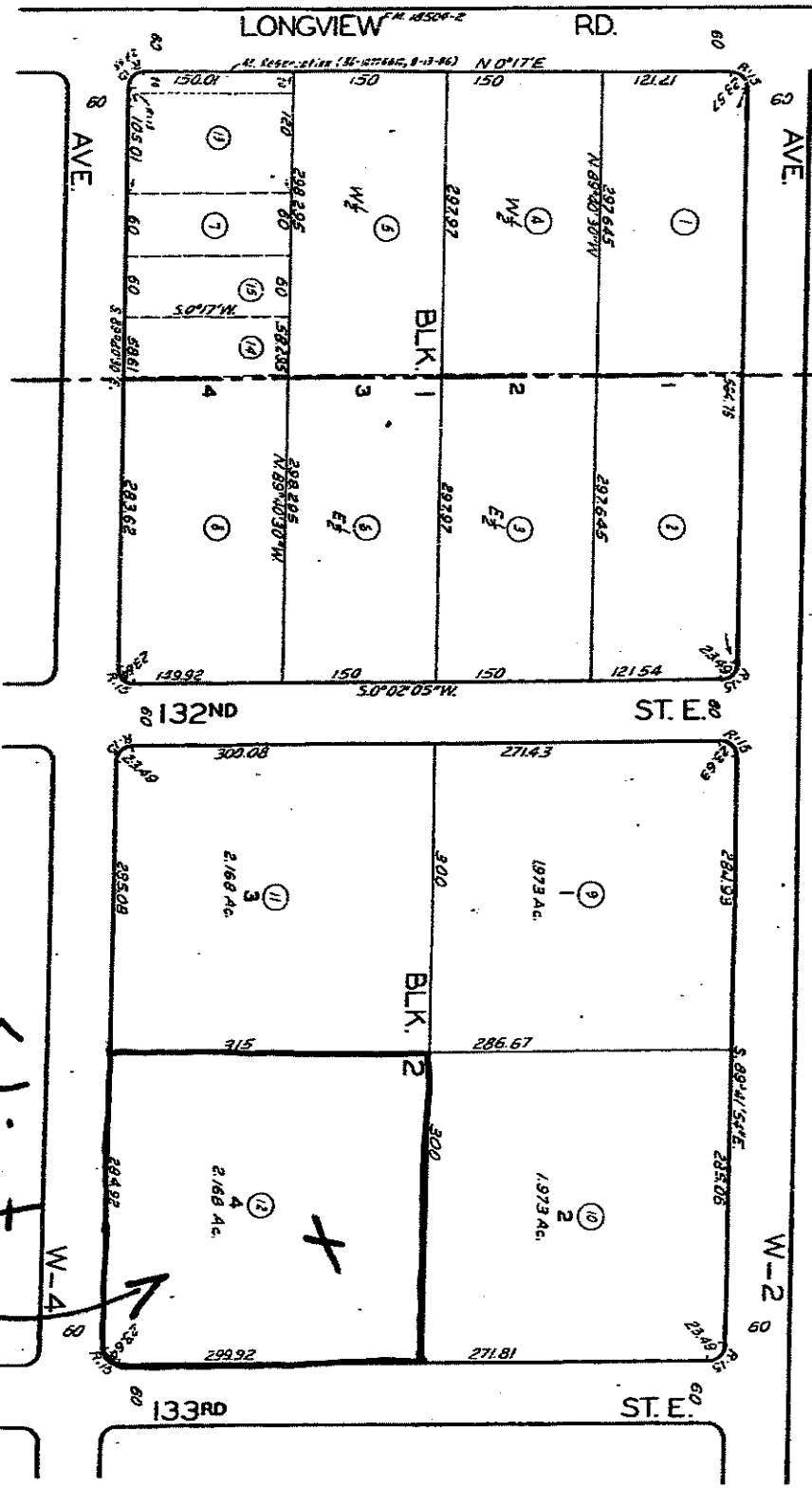
FOR PREV. ASSM'T. SEE 173-210

CODE
4716
4679

TRACT NO. 10125
M.B. 142-35-36

Subject
Property

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



LITTLE ROCK

93543

LONGVIEW

4379

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**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR TENTATIVE PARCEL MAP NO. 066849**

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") conducted a duly noticed public hearing on the matter of Tentative Parcel Map No. 066849 on October 2, 2007.
2. Tentative Parcel Map No. 066849 is a proposal to create two (2) single family parcels on a 2.17 gross acre site.
3. The subject property is located to the Northwest corner of the intersection of 133rd Street East and Avenue W-4, within the Antelope Valley East Zoned District and the unincorporated community of Pearblossom.
4. The subject property is approximately 2.17 gross acres in size. It rectangular in shape with flat topography. The subject property is currently vacant.
5. The parcels will take access from 133rd Street East.
6. The project site is zoned R-A-10,000 (Residential Agriculture, 10,000 Square Feet Minimum Required Lot Area). The Surrounding zoning is R-A-10,000 to the north, south, east, and west.
7. The subject property is currently vacant and surrounded by single-family residential properties to the north, south, east, and west.
8. The proposed site plan consists of two parcels of equal size both fronting on 133rd Street East. The southerly of the two parcels, Parcel 2, is a corner lot and also has frontage along Avenue W-4.
9. The project design complies with the provisions of the R-A-10,000 zone stated in Section 22.20.410 of the Los Angeles County Code ("County Code"), which permit single-family residences with a maximum building height of 35 feet.
10. The subject property is located within Category N2 (Non-Urban 2 – 1 Dwelling Units per Acre) Land Use Category of the Antelope Valley Area Plan ("Plan") of the Los Angeles Countywide General Plan ("General Plan"). The Plan permits a maximum of two dwelling units on the subject property.
11. The Hearing Officer finds that the proposed project is consistent with the goals and policies of the General Plan.
12. At the time of writing, staff has received one letter from a resident of Pearblossom objecting to the project proposal. This resident seemed concerned

with crowding and requested that Avenue W-4 be improved with paving and with curbs and gutters.

13. At the October 2, 2007 public hearing, the Hearing Officer heard a report from staff regarding the proposed development. At the October 2nd hearing, the Hearing Officer closed the public hearing, adopted the Mitigated Negative Declaration, and approved Tentative Parcel Map No. 066849.
14. The proposed development is compatible with surrounding land use patterns. It is surrounded by single-family residential development to the north, south, east, and west.
15. The proposed use will not adversely affect local environmental quality or degrade significant natural resources.
16. The proposed use will not be detrimental to public health and/or safety caused by hazardous or special conditions.
17. The proposed use will not substantially contribute to the deterioration of air and/or water quality.
18. The proposed use is accessible to County-maintained public streets, 133rd Street East and Avenue W-4, and will not overburden existing streets.
19. The proposed use is compatible with the character of surrounding development patterns.
20. The site is physically suitable for the type of development being proposed; has access to a County-maintained street; shall be served by individual private sewage disposal systems; and will be served by public water (Los Angeles County Water Works District #40).
21. The division and development of the property in the manner set forth on this tentative parcel map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within these maps, since the design and development as set forth in the conditions of approval and shown on the maps provide adequate protection for any such easement.
22. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

23. This project qualifies for a Class 15 Categorical Exemption in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. This project will have no significant environmental impact.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, and 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Negative Declaration is adopted and Tentative Parcel Map No. 066849 is approved subject to the conditions recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 066849**

Map Date: January 22, 2007

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), including the requirements of the R-A-10,000 zone.
2. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one (1) tree of a non-invasive species within the front yard each residential parcel for a minimum total of two (2) trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required tree.
3. A final parcel map is required. A waiver is not allowed.
4. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly to notify the Subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the Subdivider shall not thereafter be responsible to defend, indemnity, or hold harmless the County.
5. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.

- b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

DRAFT

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 066849 (Rev.)

Page 1/2

TENTATIVE MAP DATE 01-22-2007

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

-HW



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 066849

REVISED TENTATIVE MAP DATED 01/22/07

DRAINAGE CONDITIONS

1. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. The subdivider shall be required to pay the County a cash fee for the purpose of contribution to the proposed regional drainage improvements in the Antelope Valley. The fee is to be based upon the fee rate in effect at the time of recordation. The current fees are according to the following schedule and are subject to change: \$3,200 per lot (single-family residential), \$16,000 per acre (commercial, manufacturing, or industrial), and \$1,600 per unit (condos and apartments).
3. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

=====

GRADING CONDITIONS:

- Approval of this map pertaining to grading is recommended.

Name

ER


DIEGO G. RIVERA

Date 02/27/07 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 66849SUBDIVIDER Isac TovegENGINEER ---GEOLOGIST ---SOILS ENGINEER ---TENTATIVE MAP DATED 1/22/07 (Revision)LOCATION PearblossomREPORT DATE ---REPORT DATE ---

☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated, or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☐ The Soils Engineering review dated _____ is attached.

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by


Geir R. Mathisen

Reviewed by _____

Date 2/20/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 66849
Location Pearblossom
Developer/Owner Isac Toveg
Engineer/Architect ---
Soils Engineer ---
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

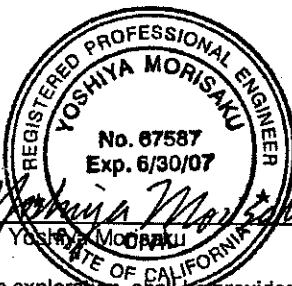
Revised Tentative Parcel Map Dated by Regional Planning 1/22/07
Previous Review Sheet Dated 11/20/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Reviewed by Yoshiya Morisaku

Date 2/21/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh66849TentTb

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide property line return radii of 13 feet at the intersection of Avenue W-4 with 133rd Street East (N/W corner).
2. Construct inverted shoulder pavements 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on 133rd Street East to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of way to the satisfaction of Public Works.
3. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Avenue W-4. Grade remaining parkway/shoulder at 2 percent cross-slope to the right of ways to the satisfaction of Public Works. A minimum of 8 feet off-site pavements and 8 feet off-site graded shoulder are required on the southerly half of the streets. If the Fire Department requires wider pavement widths, construct the additional pavement and provide the additional off-site easement to the satisfaction of Public Works.
4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
5. Install postal delivery receptacles in groups to serve two or more residential parcels.
6. Prior to final map approval, the subdivider shall enter into an agreement with the County's franchised cable television operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 066849 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-22-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.

HCW
Prepared by Julian Garcia
pm66849s-rev2.doc

Phone (626) 458-4921

Date 03-14-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

HW

Prepared by Lana Radle
pm66849w-rev2.doc

Phone (626) 458-4921

Date 03-13-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

P.P. - Josh

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 66849 Map Date January 22, 2007

C.U.P. _____ Map Grid 177A1

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: On-site driveway requirements will be set during the building plan check phase.

By Inspector: Janna Masi Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 66849 Tentative Map Date January 22, 2007

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of _____ hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Waterworks District #40's fire flow test dated 01-22-07, the existing fire hydrant is adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date March 14, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 66849 DRP Map Date: 01/22/2007 SCM Date: 03/19/2007 Report Date: 03/15/2007
Park Planning Area # 45B PEARBLOSSOM Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$738

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$738 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
March 15, 2007 09:18:39
QMB02F.FRX



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	66849	DRP Map Date: 01/22/2007	SMC Date: 03/19/2007	Report Date: 03/15/2007
Park Planning Area #	45B	PEARBLOSSOM	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 2 = Proposed Units 2 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.52	0.0030	2	0.02
M.F. < 5 Units	3.32	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	1.97	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.02

Park Planning Area = 45B PEARBLOSSOM

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$36,914	\$738

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$36,914	\$738



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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April 24, 2007

RFS No. 07-0003814

Parcel Map No. 066849

Vicinity: Pearblossom

Addendum Letter to Tentative Parcel Map Date: January 22, 2007 (2nd Revision)

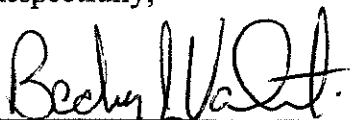
The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 066849** has been cleared for public hearing. The following conditions still apply and are in force:

1. The preliminary feasibility reports have been received and reviewed. The data tends to support the utilization of private sewage disposal systems on this property. **Prior to installation of any septic system**, a more detailed analysis, including site inspection by the Department will be completed in accordance with the Los Angeles County Plumbing Code and the Los Angeles County Health and Safety Code. Any factors that may influence the efficient operation of the private sewage disposal systems will be evaluated.
2. Public sanitary sewers are not available within 200 feet of any part of the proposed subdivision and each parcel is dependent upon the use of an individual private sewage disposal system.
3. **The applicant is advised, that in the event that the requirements of the plumbing code cannot be met on certain parcels, due to future grading or for any other reason, the County of Los Angeles Department of Public Health will deny issuance of a building permit on these parcels.**
4. Potable water will be supplied by the **Los Angeles County Water Works District #40**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received.

Parcel Map No. 066849

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in cursive script, appearing to read "Becky Valent", written over a horizontal line.

Becky Valent, E.H.S. IV
Land Use Program

LOS ANGELES COUNTY LETTERGRAM

TO	File	FROM	Hsiao-ching Chen LDCC <i>HC</i>
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SUBJECT: RTM-PM066849

Date: April 20, 2006

This is a two-lot subdivision for a currently vacant property in the unincorporated Antelope Valley area. No construction is proposed. As such, this project qualifies for Class 15 Categorical Exemption – Minor Land Divisions.

The staff of the Land Development Coordinating Center (LDCC) recommends a Categorical Exemption since it meets the criteria set forth in Class 15 of the State EIR Guidelines (Article 19, Categorical Exemptions) and Class 15 of the County Guidelines (Appendix G, Categorically Exempt Projects).

If you have any questions regarding the above determination or environmental document preparation, please contact Hsiao-ching Chen of the LDCC at 4-6470.

NOTICE TO LEAD SECTION: A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

COMMENTS:

TO: Josh Huntington

From: Ron Dragoo

P.O.Box 706
Pearblossom Ca. 93553



The purpose of this memo is to object the proposed parcel map change #066849 on Nwe corner of W-4 in Pearblossom. The reason my wife and I purchased our home at 13252 W-2 was due to the zoning of single family homes on 2 acre lots.

The builder seeking the parcel change was successful on W-2 where he built three houses 2 side by side with all three the same design and even the same stucco color. This crowded condition has added to the already muddy road conditions on the dirt roads in this area. If this type of crowded zoning is to be permitted myself and neighbors I have discussed this with believe the developers should be responsible to put in curb, gutters and pave W-4. Not just take the money and leave the rest of us with these undesirable conditions. Therefore we are asking you to put yourself in our position and deny this parcel change.

Sincerely

Ron and Betty Dragoo

Ron Dragoo
661-944-4571